

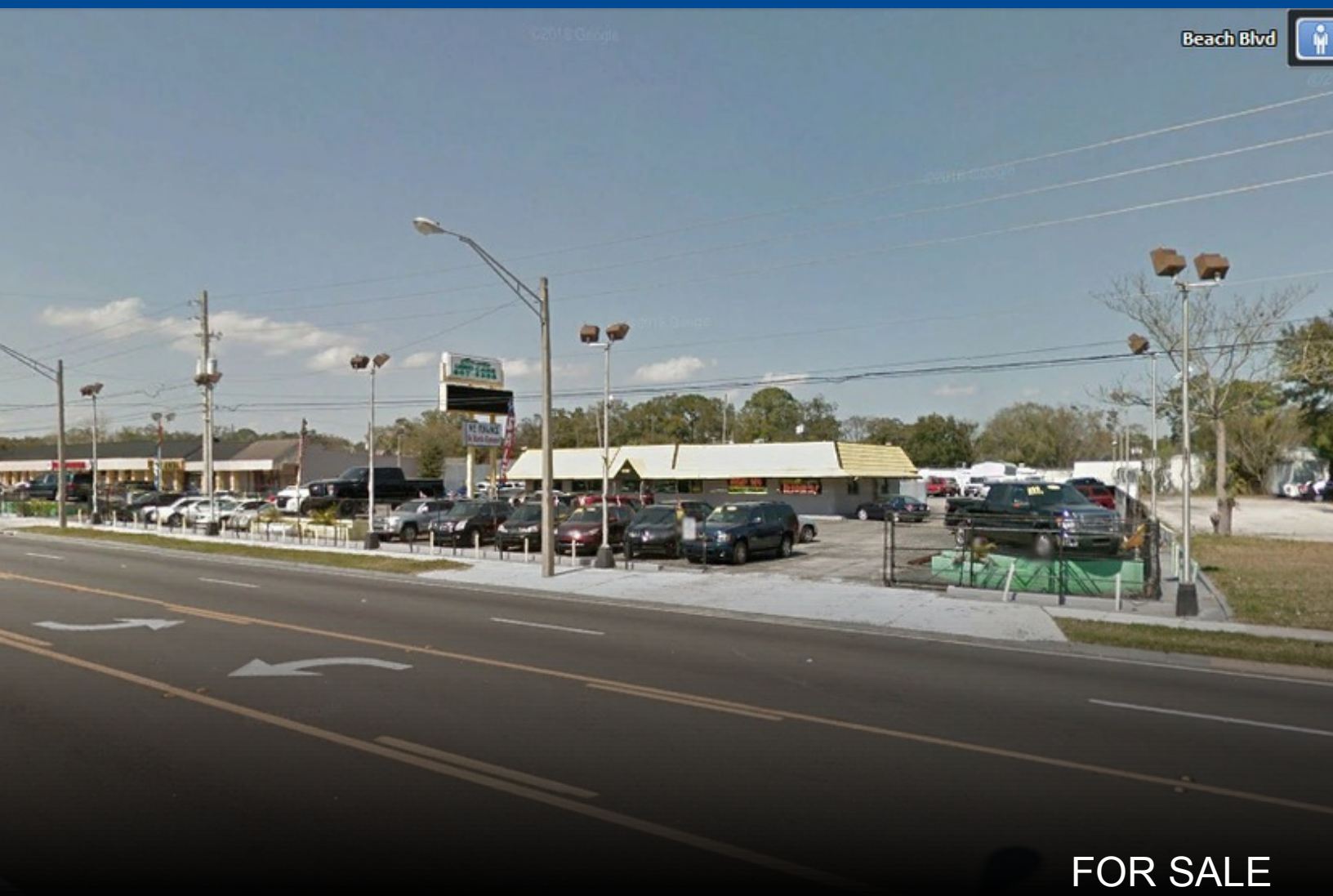


AUTO DEALERSHIP

5225 Beach Blvd, Jacksonville, FL 32207

FOR SALE | \$1,200,000

A Retail Investment Opportunity



FOR SALE



ERIC MAIMO

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FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,200,000
Price / SF:	\$92.23
Lot Size:	73,910 SF
Building Size:	13,011 SF
Zoning:	CCG-2

PROPERTY OVERVIEW

Busy car dealership business investment for sale with grade level warehouse space, several offices, paint booth and income from tenants on site. Price includes real estate and vehicle inventory. Lot has approx 236 feet of frontage on Beach Blvd, and includes 200 striped parking spaces. Service building includes several bays with vehicle lifts. Lot includes high-visibility pylon sign and several vehicle display ramps.

LOCATION OVERVIEW

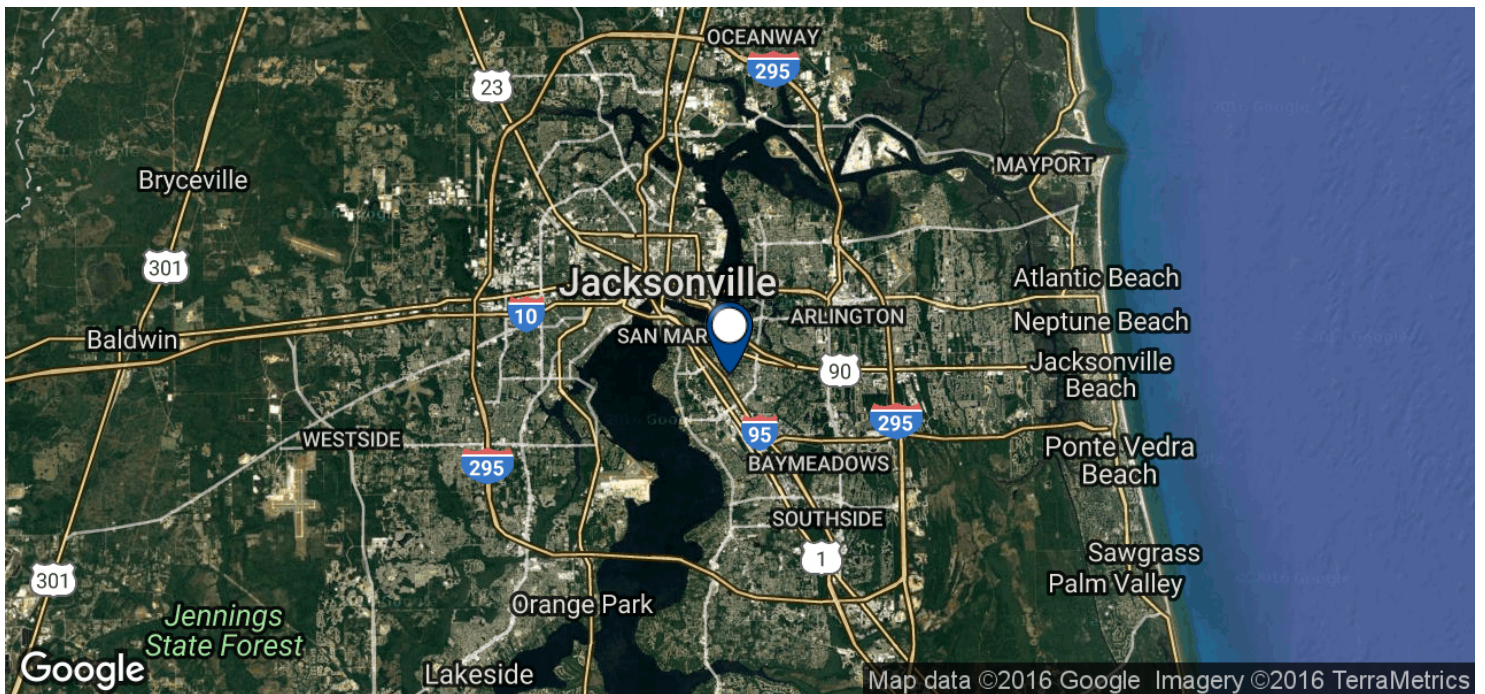
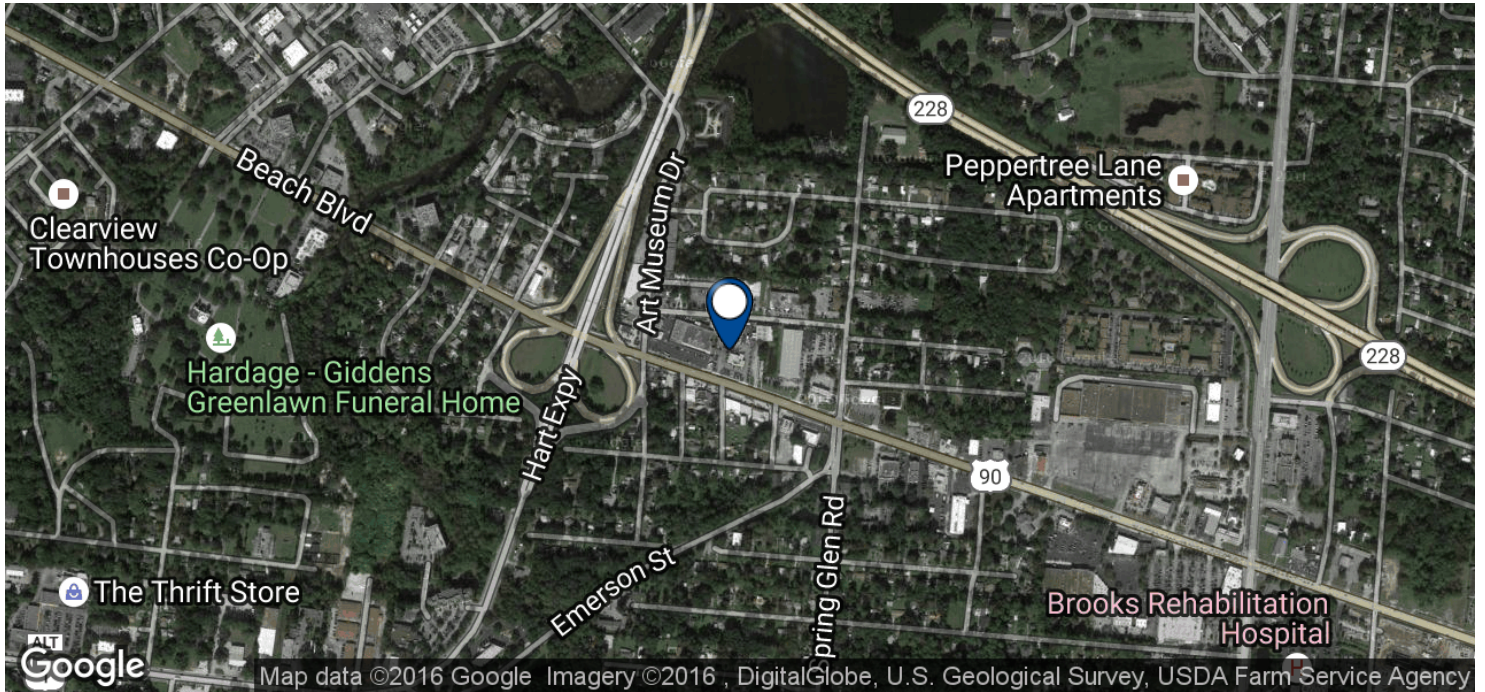
Convenient location on Beach Blvd just west of the Emerson Expressway interchange. Access from two curb cuts on Beach as well as from an entrance on Fairmont Street.



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Commercial Community/General-2 (CCG-2) District.

(a) Permitted uses and structures.

- (1) Commercial Retail Sales and Service Establishments
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- (3) Service stations, truck stops, car wash, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, and indoor/outdoor facilities operated by a licensed pari-mutuel permit holder
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) Reserved.
- (8) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (9) Hotels and motels.
- (10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.
- (14) Adult entertainment.
- (15) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (16) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- (17) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (18) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (20) Private clubs.
- (21) Churches, including a rectory or similar use.
- (22) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (23) Vocational, trade and business schools.
- (24) Banks, including drive-thru tellers.
- (25) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (26) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (27) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

(b) Permitted accessory uses. See Section 656.403

(c) Permissible uses by exception.

- (1) Residential treatment facilities or emergency shelter.
- (2) Rescue missions.
- (3) Day labor pools.
- (4) Crematories.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

- (6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (8) Automobile storage yards.
- (9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
- (10) Schools meeting the performance standards and development criteria set forth in Part 4.
- (11) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (12) Nightclubs.
- (13) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.

(d) Minimum lot requirements (width and area).

None, except as otherwise required for certain uses.

(e) Maximum lot coverage by all buildings.

None, except as otherwise required for certain uses.

(f) Minimum yard requirements.

- (i) Front—None.
- (ii) Side—None.
- (iii) Rear—Ten feet.
- (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.

(g) Maximum height of structures.

Sixty feet.